

#62

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2009-0040 – Coronado Hills Planning Area

**P.C. DATE:** May 12, 2009 - Vertical Mixed Use Building (V) Rezoning

**AREA:** 6 tracts on 12.55 acres

**APPLICANT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD)

**AGENT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD),  
Gregory Montes

### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
Home Builders Association of Greater Austin  
Austin Neighborhoods Council  
Coronado Hills Neighborhood Association  
Villas of Coronado Hills Homeowner's Assn.  
Edward Joseph Development, LTD  
Homeless Neighborhood Organization  
NorthEast Action Group  
Austin Parks Foundation  
Email Notification Test Group  
Old Town Homeowners Assn.  
League of Bicycling Voters  
Austin Street Futbol Collaborative

**AREA OF PROPOSED ZONING CHANGES:** The Coronado Hills Neighborhood Planning Area is bounded by Anderson Ln (U.S. Highway 183) on the north and to the east, U.S. Highway 290 to the south, and Cameron Rd to the west. Please refer to Attachments.

**WATERSHEDS:** Buttermilk Branch, Fort Branch, and Little Walnut Creek Watersheds

**DESIRED DEVELOPMENT ZONE:** Yes

**SCHOOLS:** Reagan High School; Clifton Career Center

**APPLICABLE CORE TRANSIT CORRIDORS:** Cameron Road [Future Core Transit Corridor from U.S. Highway 290 to Anderson Ln (U.S. Highway 183)].

**STAFF COMMENTS:**

The VMU Overlay District in the Coronado Hills Neighborhood Planning Area includes approximately 12.55 acres. Included within the boundaries of the Coronado Hills Neighborhood Association are two homeowner associations, Old Town and The Villas of Coronado Hills. Both homeowner associations attended the July 13, 2007 meeting when the official vote was taken on the Opt-In/Opt-Out application. Currently, the Coronado Hills neighborhood is participating in the Neighborhood Planning process with the St. John Neighborhood, which began on February 28, 2009.

**LIST OF ATTACHMENTS:**

**Attachment 1:** Vertical Mixed Use (VMU) Opt-In / Opt-Out Application

**Attachment 2:** List of Coronado Hills VMU Overlay Properties by Tract #, TCAD Property ID and City of Austin Address

**Attachment 3:** Coronado Hills VMU Neighborhood Recommendations

**Attachment 4:** Coronado Hills VMU Overlay District & Opt-In/Opt-Out Tract Map

**Attachment 5:** Zoning Map

**Attachment 6:** Coronado Hills Aerial Map

**Attachment 7:** Public comment forms received

**PLANNING COMMISSION RECOMMENDATION:**

May 12, 2009:

- Approved vertical mixed use building (V) zoning with all relaxed Site Development Standards to apply to tract 6.
- Amended the boundaries of the VMU Overlay District to exclude tracts 1 - 5.
- Approved an affordability level of 80% of the median family income for 10% of rental units in a vertical mixed use building to tract 6.

*[J.Reddy, C. Small 2<sup>nd</sup>] (6-0) D. Anderson, C. Ewen, P. Hui - Absent*

**ISSUES:**

None at this time.

**CITY COUNCIL DATE:**

May 21, 2009

**ACTION:**

Postponed to June 18, 2009 at the staff's request

**CASE MANAGER:** Gregory Montes  
E-mail: [Gregory.Montes@ci.austin.tx.us](mailto:Gregory.Montes@ci.austin.tx.us)

**PHONE:** 974-2629

### **NEIGHBORHOOD RECOMMENDATION**

The Coronado Hills Neighborhood Association met on July 13, 2007 in order to make recommendations and vote on the vertical mixed use opt-in/opt-out process. At that time, an official vote was taken and the majority of the attendees voted to exclude all properties from the VMU Overlay District. On May 11, 2009, the Coronado Hills Neighborhood Association amended their VMU application to include tract 6 into the VMU Overlay District with all relaxed Site Development Standards and an affordability level of 80% of MFI for affordable rental units in VMU buildings. Tract 6 consists of 1.21 ac and is located at Cameron Rd and U.S. Highway 290. With tract 6 recommended for VMU zoning, the neighborhood is now excluding 11.34 ac out of the original 12.55 ac.

The neighborhood is not in favor of the VMU zoning for tracts 1 - 5 for several reasons. First, the neighborhood states that if VMU zoning was permitted on tracts 1 - 5, then it would diminish the quality of the neighborhood by adding additional high density development where there currently exists an over abundance of apartments, condos and townhomes. Secondly, with the prospect of VMU zoning, the traffic on Cameron Rd would increase between Coronado Hills Dr and U.S. Highway 183. Another concern for the neighborhood is the environmental impact of VMU development specifically with tracts 2 and 3, which are located adjacent to Buttermilk Creek. Lastly, the neighborhood states that safety is also a concern especially since VMU design standards require off street parking to be located in the rear of the property.

### **BACKGROUND**

On August 31, 2006, the City Council adopted the "Design Standards & Mixed Use" ordinance as Subchapter E of Chapter 25-2 of the City Code. Most of the provisions of the ordinance went into effect on January 13, 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use.

The VMU Opt-In/Opt-Out process provides an opportunity for neighborhoods to offer recommendations regarding the location and development standards for Vertical Mixed Use Buildings. The primary focus of this process is on property fronting certain major arterials defined as Core Transit Corridors; however, other properties may also be eligible for VMU. With some exceptions, properties fronting on a Core Transit Corridor are eligible for VMU unless "opted-out". Properties not fronting on the Core Transit Corridors are not eligible for VMU unless "opted-in".

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2009-0040 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Coronado Hills application area.

### **Impervious Cover**

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N / A
MF-4, Multifamily Residence Moderate – High Density	70%
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%
SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the <u>Land Development Code</u> )

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

### **Transportation**

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

### **Water and Wastewater**

The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing.

Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

**Compatibility Standards**

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.



## VERTICAL MIXED USE (VMU) OPT-IN/OPT-OUT APPLICATION

The purpose of this application is to provide recommendations on the location and standards for Vertical Mixed Use within the below named area.

**Detailed instructions for completing this application can be found by clicking on this link:**  
[ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu\\_instructions.pdf](ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu_instructions.pdf).  
**Please read these instructions prior to completing this application.** A "Submittal Checklist" is provided at the end of this document to help ensure that all application materials are included in the neighborhood submittal.

If you have questions or need additional information please contact the VMU Help Line at:

[vmu@ci.austin.tx.us](mailto:vmu@ci.austin.tx.us)

or (512) 974-2150

1. IDENTIFY YOUR NEIGHBORHOOD PLANNING OR APPLICATION AREA AND PROVIDE THE FOLLOWING INFORMATION:

A. NAME OF NEIGHBORHOOD PLANNING AREA OR VMU APPLICATION AREA\*:

Coronado Hills / Creekside Neighborhood Association

\*Note: A map of the Neighborhood Planning and VMU application areas can be found by clicking on this link: <ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/maps/CommercialDesign/VerticalMixedUseColorMap.pdf>. This map also shows properties within the VMU Overlay District and properties with the MU Combining District that are included in the opt-in/opt-out process.

B. NAME OF NEIGHBORHOOD PLANNING TEAM CHAIR OR NEIGHBORHOOD ASSOCIATION CHAIR AND SECONDARY CONTACT.

NEIGHBORHOOD PLANNING TEAM OR NEIGHBORHOOD ASSOCIATION CHAIR CONTACT INFORMATION:

NAME Joan H. Gibbs

PHONE 1704 Raven Dr. A.

E-MAIL JG1066@earthlink.net

MAILING ADDRESS 1704 Raven Dr, Austin, 78752

**SECONDARY CONTACT INFORMATION:**

NAME Yuri Prentice, Pres.

PHONE 512-467-0589

E-MAIL yuriprentice@gmail.com

MAILING ADDRESS PO Box 16384

Austin, Texas 78761

Coronado Hills/Creekside N.A.

**2. PRINT AND REVIEW THE DETAILED MAPS FOR YOUR AREA**

Detailed maps for each application area can be found by going to the map located at the bottom of [www.ci.austin.tx.us/planning/vmu\\_outreachprocess.htm](http://www.ci.austin.tx.us/planning/vmu_outreachprocess.htm).

**3. IF YOUR AREA HAS PROPERTIES IN THE VMU OVERLAY DISTRICT COMPLETE THE ATTACHED VMU OVERLAY DISTRICT FORM.**

See Instructions for VMU Opt-In/Opt-Out Process for more detail.

A blank copy of the VMU Overlay District form is provided below. Please print additional copies as needed.



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**3. IF YOUR AREA HAS PROPERTIES IN THE VMU OVERLAY DISTRICT COMPLETE THE ATTACHED VMU OVERLAY DISTRICT FORM.**

See Instructions for VMU Opt-In/Opt-Out Process for more detail.

A blank copy of the VMU Overlay District form is provided below. Please print additional copies as needed.



# VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE of	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
6707	opt out	opt out	opt out	opt out	opt out of
7201	all properties				NO, LO, GO
7213					
7215					
7309					
7517					
No. on Bldg (7537) 7533					
7601					
7605 two SF Houses		opt out			
7609 No on residence		opt out			
7247 a large apt complex					
7206 (assigned No.)		opt out → 7206			

\* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

**4. IF YOUR AREA HAS PROPERTIES OUTSIDE OF THE VMU OVERLAY DISTRICT ON WHICH THE NEIGHBORHOOD WISHES TO PERMIT VMU COMPLETE THE ATTACHED VMU OPT-IN FORM.**

See Instructions for VMU Opt-In/Opt-Out Process for more detail. Note: If your area does not wish to recommend VMU for properties outside of the VMU Overlay District no application is required.

A blank copy of the VMU Opt-In form is provided below. Please print additional copies as needed.

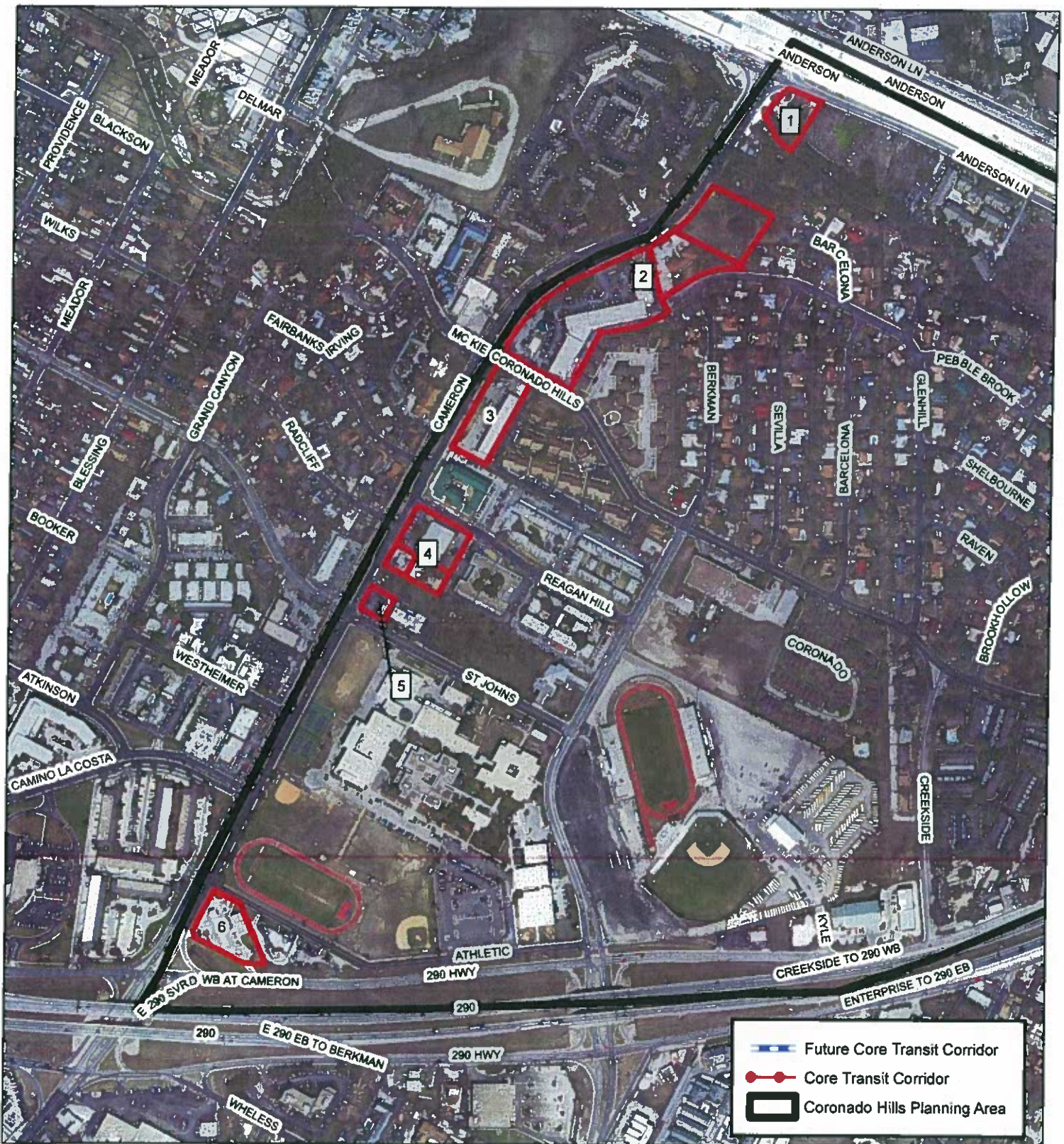
4. **IF YOUR AREA HAS PROPERTIES OUTSIDE OF THE VMU OVERLAY DISTRICT ON WHICH THE NEIGHBORHOOD WISHES TO PERMIT VMU COMPLETE THE ATTACHED VMU OPT-IN FORM.**

See Instructions for VMU Opt-In/Opt-Out Process for more detail. Note: If your area does not wish to recommend VMU for properties outside of the VMU Overlay District no application is required.

A blank copy of the VMU Opt-In form is provided below. Please print additional copies as needed.







**Coronado Hills Neighborhood Planning Area  
Vertical Mixed Use (VMU) Overlay District  
Opt-In/Opt-Out Process  
C14-2009-0040**



Produced by City of Austin  
Neighborhood Planning and Zoning Dept.  
April 8, 2009

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.



**Coronado Hills VMU Neighborhood Revised Recommendations (5-11-09)**  
**C14-2009-0040**

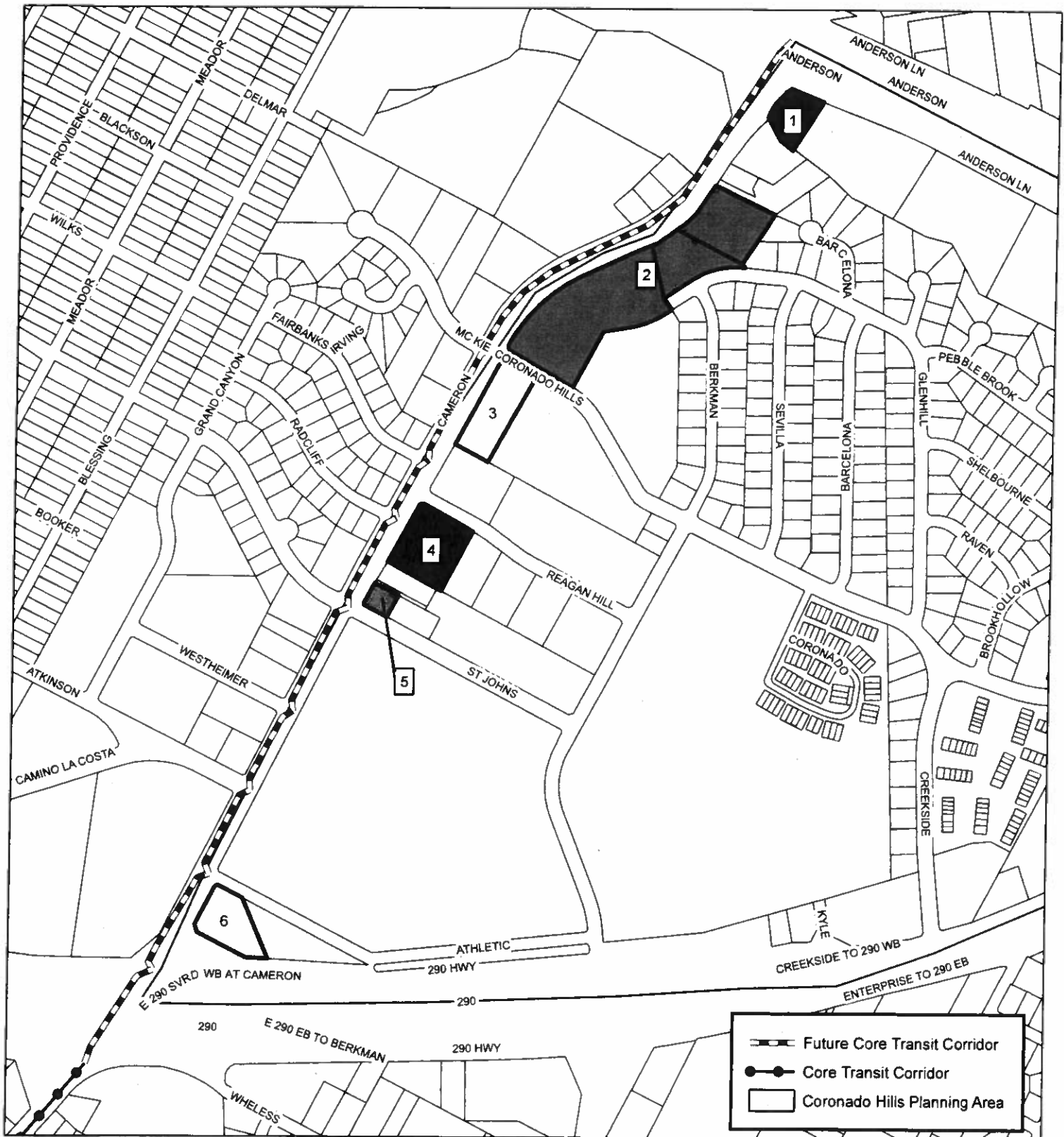
**VMU Overlay District**

Tract #	All VMU-Related Standards Apply	OPT OUT (2)			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
1 - 5					X
6	X				

**RECOMMENDED AFFORDABILITY LEVEL OF:  
80% OF THE MEDIAN FAMILY INCOME FOR 10% OF THE RESIDENTIAL UNITS AVAILABLE FOR  
RENTAL WITHIN A VERTICAL MIXED USE BUILDING**

- (1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map.  
(2) Please refer to attached information for explanations of Opt-Out options.



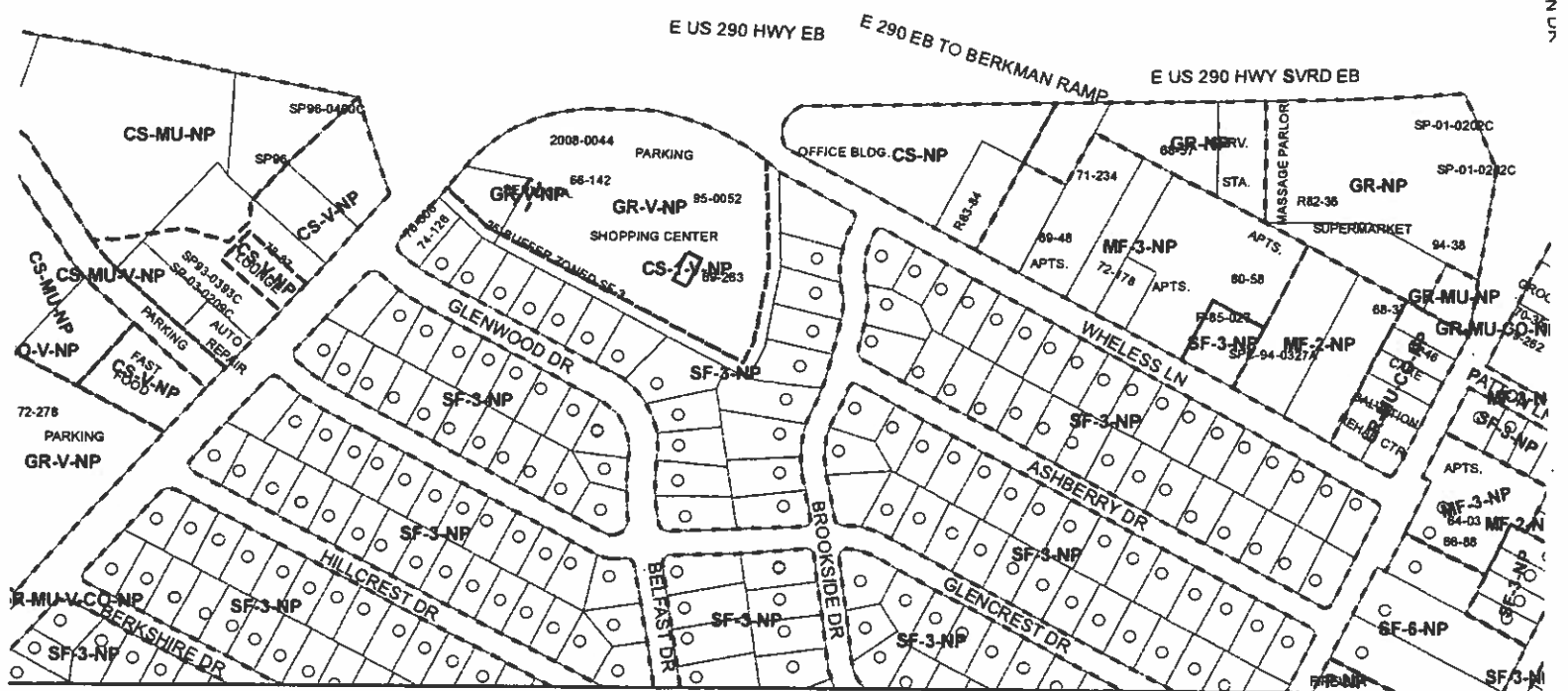
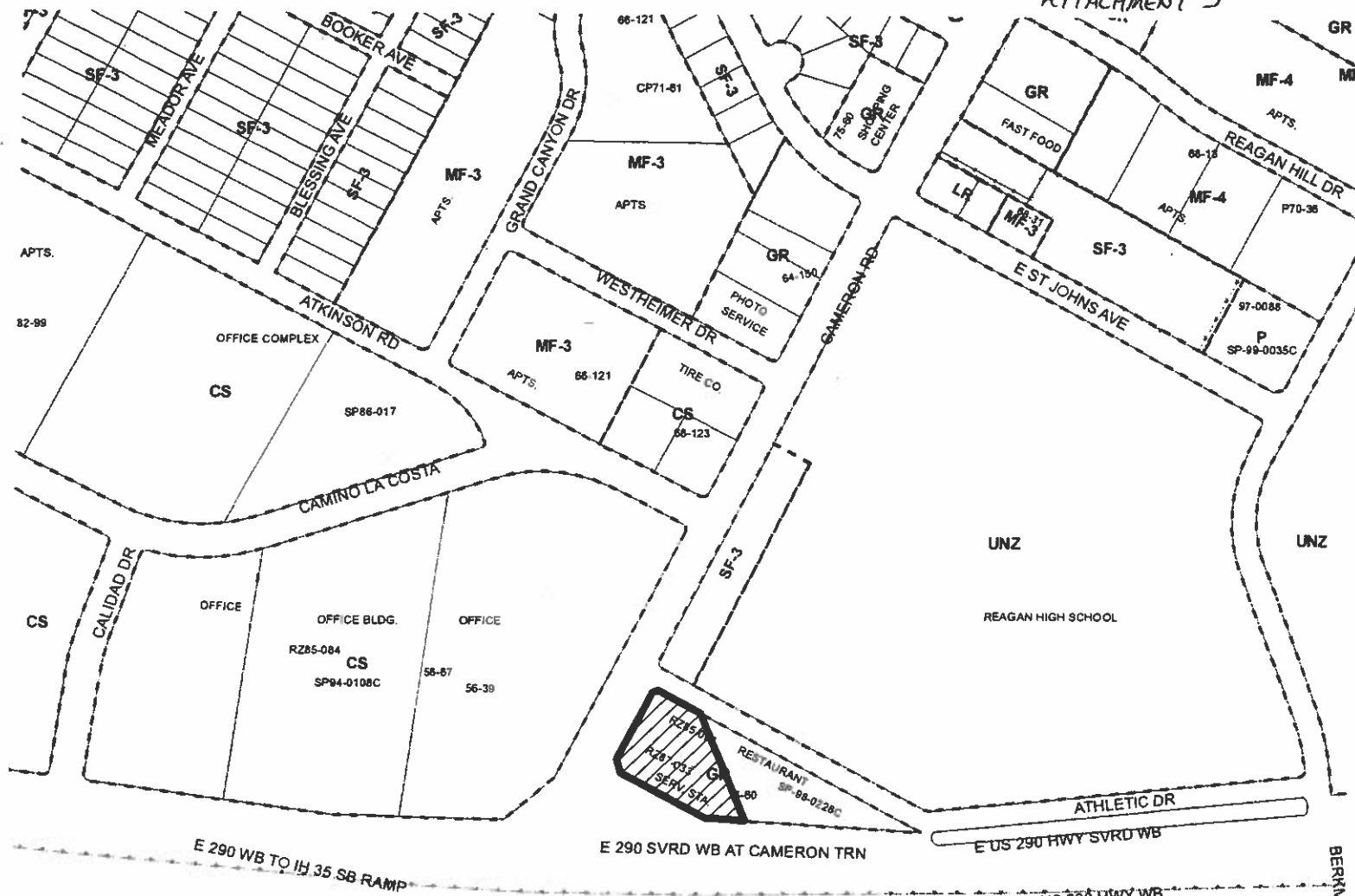


**Coronado Hills Neighborhood Planning Area  
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1" = 400'

**ZONING**

**SUBJECT TRACT** (Hatched box symbol)

**ZONING BOUNDARY** (Dashed line symbol)

**PENDING CASE** (Dotted line symbol)

**OPERATOR: S. MEEKS**

**ZONING CASE#: C14-2009-0040**

**ADDRESS: CORONADO HILLS PLANNING AREA**

**SUBJECT AREA: 1.21 ACRES**

**GRID: L27**

**MANAGER: G. MONTES**

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

## **CORONADO HILLS/CREEKSIDE NEIGHBORHOOD ASSOCIATION BYLAWS**

### **ARTICLE I - NAME**

The name of this organization shall be the Coronado Hills/Creekside Neighborhood Association, a non-profit organization, hereinafter referred to as the CH/CNA.

### **ARTICLE II - PURPOSE**

The purpose of the CH/CNA is to seek to improve the quality of life in the neighborhood in matters such as land use, environmental protection, public services, consumer protection, safety of the residents, maintenance of or increase in property values, and other matters of neighborhood concern.

### **ARTICLE III - OBJECTIVES**

The objectives of the CH/CNA are to:

1. Represent and advance the interests of residents in the neighborhood.
2. Keep all residents informed of issues vital to the neighborhood by appropriate communications and meetings.
3. Establish ad hoc committees to investigate and make recommendations to the CH/CNA on all matters of neighborhood concern.

### **ARTICLE IV - MEMBERSHIP**

Membership in the CH/CNA shall be open to all residents of the neighborhood as defined by Highway 183 on the north, Highway 290 East on the south, and Cameron Road on the west, as well as absentee property owners of the neighborhood, and they shall have full voting rights. Other persons who wish to attend the CH/CNA meetings shall be considered Associate Members and may participate in debate but may not hold office or have voting rights.

### **ARTICLE V - VOTING**

#### **SECTION 1.**

Members of the CH/CNA present at any meeting shall be entitled to one vote per person on each matter submitted to a vote of the membership.

#### **SECTION 2.**

A quorum of ten members shall be necessary for the transaction of the CH/CNA business.

#### **SECTION 3.**

An affirmative vote of more than fifty percent of the members constituting a quorum shall be binding on the CH/CNA unless otherwise specified in the bylaws.

## ARTICLE VI - OFFICERS

### SECTION 1.

The officers of the CH/CNA shall be elected from the active membership and shall be comprised of a President, Vice-President, Secretary, and Treasurer. These four elected officers, plus committee chairmen, and delegates from the Old Town and The Villas of Coronado Hills Homeowner's Associations, shall comprise the Board of Directors, hereinafter referred to as the Board. The past President will be an ex officio member of the Board.

### SECTION 2.

Officers shall be nominated for two year terms at the September regular meeting. Elections shall be by show of hand at the October regular meeting. Officers-elect shall be installed at the November regular meeting and take office in January.

### SECTION 3.

Nominations of officers shall be the responsibility of the Board and a nominating committee appointed by the Board. Nominations may also be made from the floor at the September regular meeting.

### SECTION 4. Duties of Officers

The President shall preside at all meetings of the Board and the CH/CNA and shall be an ex officio member of all committees, and shall be the co-signer on the account of the CH/CNA bank account signature authorization card.

The Vice President shall fulfill the duties of the President in the President's absence, shall be the chairman of the Program Committee, and shall serve as parliamentarian of the CH/CNA.

The Secretary shall be responsible for keeping an accurate record of all business of the CH/CNA, for all outside correspondence of the CH/CNA, shall sign, along with the President, all official instruments authorized by the Board, and shall perform other duties incidental to the office.

The Treasurer shall be responsible for the CH/CNA monies, shall keep an accurate record of receipts and expenditures, shall sign all checks drawn on the CH/CNA account, shall deposit all revenues in a bank designated by the Board, shall disburse the same only upon order of the Board, shall present bank statements to the Board at its regular meetings, and give a financial report at the CH/CNA regularly scheduled meetings.

### SECTION 5. Removal from Office

Any officer may be removed from office for cause at any meeting by a two-thirds vote of the membership present providing that notice has been furnished to the Board at least two weeks prior to said meeting.

### SECTION 6. Replacement of Officers

When necessary, vacant offices may be filled at any meeting by the Board for the

unexpired portion of the term or as directed in Robert's Rules of Order.

**SECTION 7. Resignations**

Elected officers must give two weeks written notice before a resignation can become effective.

**ARTICLE VII - MEETINGS AND ORGANIZATION**

**SECTION 1.**

Meetings of the general membership of the CH/CNA shall be held once a month except for June, July, August, and December.

**SECTION 2.**

Special meetings may be called by the Board.

**SECTION 3.**

The privilege of holding office, introducing motions, and voting shall be limited to members of the CH/CNA.

**SECTION 4.**

The fiscal year of the CH/CNA shall be from January first through December thirty-first.

**ARTICLE VIII - COMMITTEES**

**SECTION 1.**

The Board shall transact necessary business in the intervals between regular meetings and such other business as may be referred to it by the CH/CNA, and shall appoint all committees and approve the work of such committees.

**SECTION 2.**

There shall be three standing committees as follows:

1. The Neighborhood Safety Committee which shall oversee issues regarding neighborhood safety and give reports and recommendations to the Board and membership at regularly scheduled meetings.
2. The Neighborhood Integrity Committee which shall oversee issues regarding neighborhood integrity, insure compliance with applicable deed restrictions and applicable city/county codes and give reports of actions, updates, and recommendations to the Board and membership at regularly scheduled meetings.
3. The Neighborhood Activities Committee which shall oversee issues regarding neighborhood activities and give reports and recommendations to the Board and membership at regularly scheduled meetings.

**ARTICLE IX - APPOINTED POSITIONS**

The President shall appoint a Newsletter Editor and a delegate to the Austin Neighborhoods Council whose duties are as follows:

The Newsletter Editor shall be responsible for communication within the CH/CNA and shall give notice of all regular meetings to the residents. This notice shall take the form of a newsletter, the content of which shall be consistent with the purposes of the CH/CNA as set out in Article II.

The Austin Neighborhoods Council Delegate shall be responsible for attending all meetings of the Council and shall provide a written report, of issues relevant to the CH/CNA that were addressed at the meetings, to the Board and shall provide a verbal report of relevant issues to the CH/CNA membership at regularly scheduled meetings.

#### ARTICLE X - EXPENDITURE OF MONIES

The monies of the CH/CNA shall be expended only on business matters of the CH/CNA upon approval of the Board.

#### ARTICLE XI - PARLIAMENTARY AUTHORITY

When not inconsistent with these bylaws, Robert's Rules of Order shall be the parliamentary authority for all matters of procedure. These rules may be suspended at any meeting by a majority vote.

#### ARTICLE XII - PROHIBITIONS

##### SECTION 1.

The Association shall not endorse any candidates for political office nor shall discussions extend to matters outside the purpose of the Association as set out in Article II.

##### SECTION 2.

The identity of Association members shall be confidential and may not be released without permission of the members concerned.

#### ARTICLE XIII - SPECIAL PROVISIONS

##### SECTION 1.

These bylaws shall become effective upon approval of two-thirds of the members present at a regularly scheduled meeting.

#### ARTICLE XIV - AMENDMENT OF BYLAWS

These bylaws may be amended at any regular meeting, by a two-thirds vote of the members constituting a quorum, provided that the amendment(s) has initially been submitted to the Board in writing and then in writing to the membership at the monthly meeting prior to voting.

## ARTICLE XV - GOVERNING COUNCIL

### SECTION 1.

In the event the offices of President and Vice President become vacant, or an election does not yield candidates for the offices, and if the membership chooses not to dissolve the CH/CNA, as specified in Article XVI, the CH/CNA may continue to function through a Council. This Council will be composed of ex-officers of the CH/CNA and invited participants from other Associations within the boundary of the CH/CNA.

### SECTION 2.

Meetings will be on an as needed basis and will always be open to residents and property owners of the CH/CNA area. Periodically, a general meeting will be held and the place and time will be communicated neighborhood-wide and to others involved in working with the neighborhood, such as the APD District Representative.

## ARTICLE XVI - DISSOLUTION

Upon the dissolution of the CH/CNA, as voted on by the Board and written notification provided the members, no member shall have any right to nor shall receive any assets of the CH/CNA. The assets of the CH/CNA are permanently dedicated to a tax exempt purpose. In the event of dissolution, the CH/CNA's assets, after payment of debts, will be distributed to an organization which itself is tax exempt under the provisions of Section 501 (c) (3) of the Internal Revenue Code.

These Bylaws were adopted by the members at the regular meeting held on November 18, 2003.





**Coronado Hills VMU  
Tract Table**

<b>Tract #</b>	<b>TCAD Property ID</b>	<b>COA Address</b>
1	230672	1505 1/2 E Anderson Lane
2	230676	7601 and 7601 1/2 Cameron Rd
	230585	7537 Cameron Rd
	230587	7517 Cameron Rd
3	230668	1401 1/2 Coronado Hills Dr
		7309 Cameron Rd
		7311 Cameron Rd
4	228232	7215 Cameron Rd
	368913	7213 Cameron Rd
	228231	7213 Cameron Rd
5	228224	7201 Cameron Rd
6	226768	6707 and 6707 1/2 Cameron Rd

(1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map

(2) Each TCAD Property ID number represents a separate property, as recorded by the Travis Central Appraisal District.

(3) The COA Addresses listed for each property are those addresses on file with the city pertaining to that property. If a COA address was not available for a property the TCAD address and/or legal description was used.



**CORONADO HILLS NEIGHBORHOOD ASSOCIATION**  
(emergency Board meeting)  
July 13, 2007

Board Officers present:

Yuri Prentice, Debra Sustrunk, Bonnie Turik, Ronda Dixon

The meeting was called to order at 6:30p.m. by Debra Sustrunk.

The topics for discussion was (1) 3 issues from our neighborhood to take to the City Manager's (Toby Futrell) meeting with neighborhood representatives that is to take place on July 19, 2007. (2) To vote to opt in or opt out of the Vertical Mixed Use project for Cameron Road. (3) Austin Listening, the A P D's outreach program.

### 3 NEIGHBORHOOD CONCERNS

Debra explained about the City Manager calling a meeting before the 2008 City budget is finalized to meet with neighborhood representatives to discuss 3 main concerns of their neighborhood. An emergency Board meeting had been called on June 29, 2007 and the ideas brought up then was introduced at this meeting and was approved by those present to be the 3 concerns for Coronado Hills/Creekside Neighborhood. Our 3 issues will be (1) to improve City code enforcement, (2) better monitoring of the housing voucher program, and (3) some sort of education for immigrants on Austin city codes. The meeting with the City Manager is scheduled for July 19, 2007.

### VERTICAL MIXED USE PROJECT

Joan Gibbs gave an explanation of the verticle mixed use project as much as she knew about it. The information she had was not enough to fully understand what the City is going to do as far as making Cameron Road from Highway 183 to US Hwy 290 a verticle mixed use area. There were questions from residents that could not be answered. After some discussion about it Debra asked for a show of hands in favor of opting in. There were 6 votes to opt in. The show of hands to opt out were 24 votes.

### AUSTIN LISTENING

Joan Gibbs and Debra Sustrunk touched on the subject which includes all the different branches of police such as Park Police, Airport Police, City Marshalls, And the office of the Police Monitor.

Yuri Prentice announced a petition for residents to sign and present to the City Council against free roaming cats. The petition will ask that they pass an ordinance against cats that are roaming freely. It would make it mandantory to spay or neuter, to micro-chip, and to keep cats confined.

Talley Spiller volunteered his services and will set up a website yahoo page for neighborhood residents to chat on and share information. Talley will get that set up soon and show us how to use it.

Since our time had run out Debra Sustrunk motioned that the meeting be adjourned. Beatrice Neuhold-Orth 2<sup>nd</sup> the motion, and the meeting was adjourned at approximatey 8:00 p.m.

# *ECHOES* from the *HILLS*

CORONADO HILLS / CREEKSIDE NEIGHBORHOOD ASSOCIATION

July 2007

## Important Neighborhood Association Meeting

to

MISSION: 1) Assure the Safety of Residents  
2) Preserve Integrity of the Neighborhood  
3) Increase Value of Homeowner Property

**MARK YOUR CALENDAR:** We usually do not have a Neighborhood meeting during the summer months, but some **important issues** have come up that will effect our neighborhood.

**We are calling a special Coronado Hills/Creekside Neighborhood Association meeting.**

The meeting will be held **Friday July 13th at 6:30-8pm, at the Old Town Clubhouse.**

There will be 3 very important topics to discuss:

1. City Manager, Toby Futrell is calling a meeting on July 19th, 2007. Before she finalizes the 2008 Proposed Budget, she would like to meet with neighborhood representatives to discuss budget and neighborhood planning priorities. She feels that each neighborhood has unique issues but there might be certain priorities and interests that Austin neighborhoods share in common. She is requesting a list of 3 issues from our neighborhood.

At an emergency Board meeting on Jun 29th. We came up with 3 concerns, but we are looking for ideas. We will discuss each of these ideas in depth on July 13. They are:

1. improve city code enforcement
2. monitor housing voucher program
3. begin education of illegal immigrants on city codes

2. Cameron Road will undergo a 'Vertical Mixed Use' project. This project will include properties that will be used for offices, parking, **commercial**, residential and residential rentals(**low income**).

This is a 'Vertical Mixed Use Opt-In/Opt Out' project. As a neighborhood, we **must vote** to Opt In or Opt Out. If we do not vote, we do not have a say in how the properties are used.

**We will vote at the July 13th, 2007 meeting.** We must have this completed by August 7th, 2007.

For more information, you can contact the VMU help line at: [vmu@ci.austin.tx.us](mailto:vmu@ci.austin.tx.us) or call 974-2150.

3. 'Austin Listening' was a major outreach component of an external audit of the City of Austin's Police operations including the Police Dept, Parks Police, Airport Police, City Marshals and the Office of the Police Monitor. As the city selected a new police chief, this was a valuable opportunity to be a part of the incoming police chief's mandate.

*Continued from the Hills*

## !!!!!! NATIONAL NIGHT OUT !!!!!

Time: 6:30PM

Place: George Date: August 7th, 2007

McMahan's home at 7300 Berkman Drive (corner of Coronado Hills and Berkman)

This is the time to show any criminals that we have a neighborhood that actively looks after one another.

This **annual** event gives us the opportunity to meet our neighbors and show our appreciation and support for APD, EMS, and the Fire Department, as they drop by to visit with us. If you have not met your neighbors, this is an opportunity to do so.

The Neighborhood Association will provide plenty of refreshing ice cold drinks and water. We hope that you take this time to share one of your favorite dishes with us. Fried chicken, catfish, and meatballs have been some very popular dishes in the past. Other main dishes, array of salads, watermelons, dips, and desserts are welcome and great additions. There will be a few folding chairs available, but we suggest that you bring your favorite lawn chair and lounge the evening away with us.

We could use some help from the gentlemen in the neighborhood to help set up the serving table.

Please attend the next scheduled neighborhood meetings. It takes 'all' of our eyes and ears to keep crime from 'our' neighborhood.

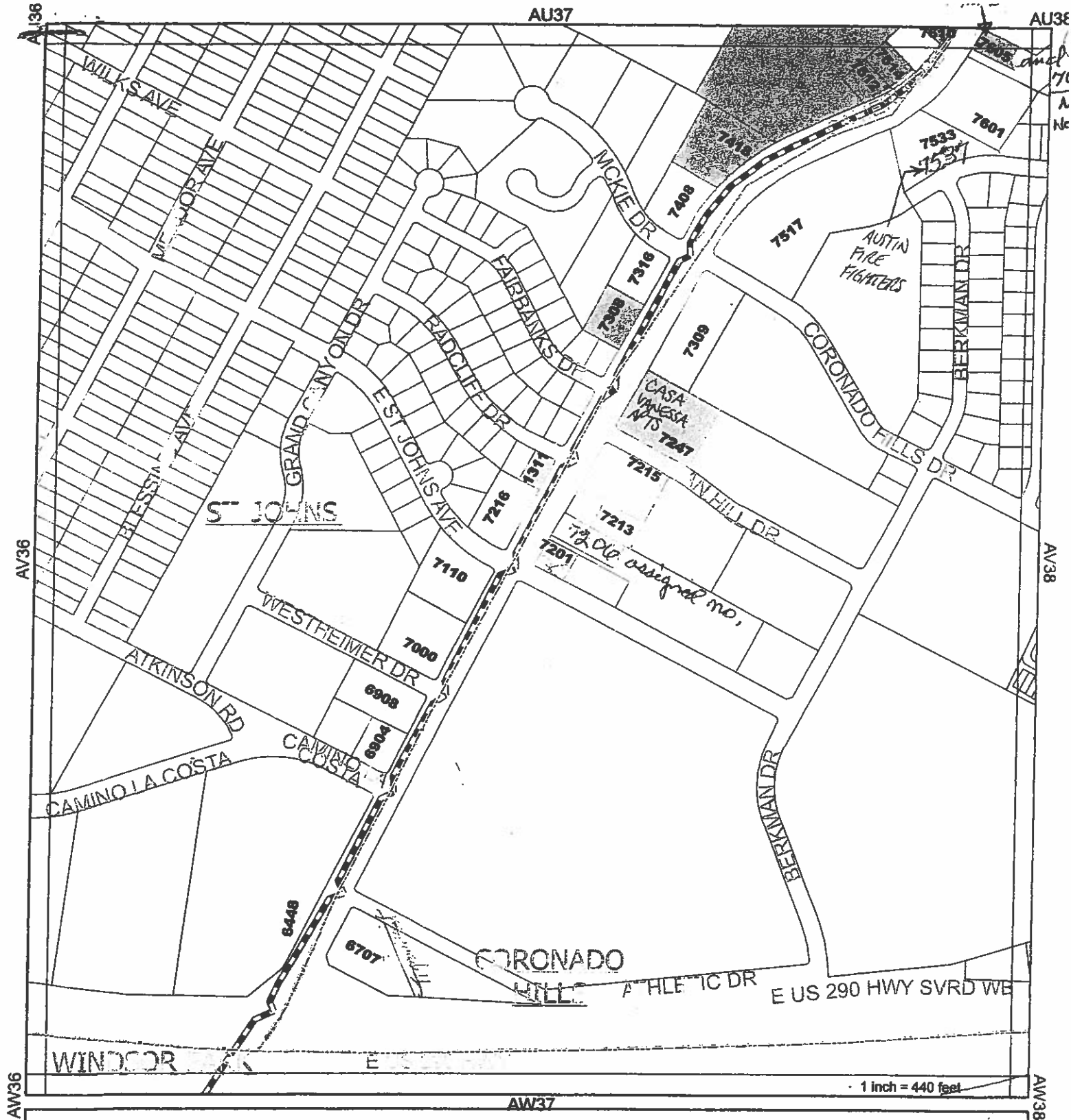
### WHO'S WHO:

**President:** Yuri Prentice.....yuri.prentice@gmail.com  
**Vice President:** Debra Sistrunk.....453-8202  
**Acting Newsletter Editor:** Debra Sistrunk  
**Secretary:** Ronda Dixon.....454-4359  
**Treasurer:** Bonnie Turek.....453-5878  
**Newsletter Distribution:** Jo Alvarez.....452-4588  
**Safety Chairman:** Mike Wusterhausen... mikewusterhausen@hotmail.com  
**APD, D.R.(for our area):** Officer Manuel Jimenez...974-4506

**MICHAEL KRISCHKE,**  
President

**MIKE'S**  
PRINT SHOP

512.467.6655 fax 512.467.0334  
6448 Hwy 290 East, Ste. A-112 • Austin, Texas 78723  
www.mikesprintshop.net sales@mikesprintshop.net



**Detailed Maps for Vertical Mixed Use  
Opt-in/Opt Out Process  
Grid Page: AV37**



Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2006. This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.  
Vertical Mixed Use Map Grids Black and White.mxd

Legend	
	Planning Areas
	Core Transit Corridor
	Future Core Transit Corridor
	Vertical Mixed Use Overlay District ("Opt-out")
	VMU Residentially Used Properties ("Opt-in")
	Mixed Use Combining Districts ("Opt-in")
	TCAD Parcels

*See map for more details.*

### VERTICAL MIXED USE OPT-IN FORM

[illegible]



\* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

5. IDENTIFY A RECOMMENDED LEVEL OF AFFORDABILITY FOR FUTURE VMU RENTAL UNITS.

NA. Indicate a level of affordability for residential rental units. The affordability requirements are triggered only when a VMU Building takes advantage of the dimensional standards and parking reductions approved for a site.

Note: A single affordability level applies to all VMU-eligible properties within the application area. See Instructions for VMU Opt-In/Opt-Out Process for more detail.

Recommended Affordability Level for VMU-eligible properties (check one):

\_\_\_\_\_ 80% of median family income

\_\_\_\_\_ 70% of median family income

\_\_\_\_\_ 60% of median family income

\_\_\_\_\_ Other level between 60-80% of median family income

6. PLEASE PROVIDE THE FOLLOWING INFORMATION:

A. The following questions refer to the official vote taken by the Neighborhood Planning Team or Neighborhood Association on the Opt-In/Opt-Out application.

A. Was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood Association by-laws?

Yes ☒ No \_\_\_\_\_

If No, please explain why and how the vote was taken. For example: multiple neighborhood associations were involved with the vote and each association has different by-laws.

A vote was taken at called meeting of the  
association. Our association includes two  
homeowners assoc. within our boundaries,  
Old Town and The Villas of Coronado Hills.  
These are always a part of our association.

B. Please provide the results of the vote:

For 24 opt out Against 6 opt in  
Neighborhood Planning and Zoning Department 6

February 20, 2007

C. Number of people in attendance at the meeting: 30

D. Please explain how notice of the meeting at which the vote was taken was provided:

news letter - distributed to all neighbors  
including 2 Home owners associations, the  
villas of Coronado Hills and Old Town. (They  
are members of our association also)

☐ E. Please attach a copy of the notice of the meeting at which the vote was taken.

☒ F. Please provide a copy of the meeting minutes at which the vote was taken.

☒ G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH :

Neighborhood Plan Team By-Laws: \_\_\_\_\_

Neighborhood Association By-Laws: ✓

Other, as described in question A., above: \_\_\_\_\_

Joan H. Gibbs  
SIGNATURE OF CHAIR (OR DESIGNEE)

7-27-07  
DATE

7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO:

Neighborhood Planning and Zoning Department  
Attn: George Adams  
P.O. Box 1088  
Austin, TX 78767

or, drop-off at the NPZD office at:

One Texas Center  
505 Barton Springs Road, 5<sup>th</sup> floor

**VERTICAL MIXED USE APPLICATION  
SUBMITTAL CHECKLIST**

- ✓ 1. Completed application with signature of chairperson.
- ✓ 2. Detailed maps showing locations of properties opted-in or opted-out.
- ✓ 3. Completed VMU Opt-Out Form, if applicable
- 4. Completed VMU Opt-In Form, if applicable.
- ✓ 5. Copy of the notice of the meeting at which the vote was taken.
- ✓ 6. Copy of the meeting minutes at which vote was taken.

## PLANNING COMMISSION HEARING

DATE: May 12, 2009

TIME: 6:00 P.M.

LOCATION: City Hall, Rm. 1002, Council Chambers  
301 W. 2nd Street, Austin

## CITY COUNCIL HEARING

DATE: May 21, 2009

TIME: 4:00 P.M.

LOCATION: City Hall, Rm. 1002, Council Chambers  
301 W. 2nd Street, Austin

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## PLANNING COMMISSION COMMENT FORM

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File # C14-2009-0040

Planning Commission Hearing Date: May 12, 2009

Name (please print)

Robert T. Acosta



I am in favor

Address

1605 Ridgeway Dr. Apt. 78723



I object

(No estoy de acuerdo)

Comments

None

## INFORMATION ON PUBLIC HEARINGS

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If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- By attending the Planning Commission hearing and conveying your concerns at that meeting
- By writing to the Planning Commission, using the form provided on the previous page
- By writing to the city contact, listed on the previous page

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PARA MÁS INFORMACIÓN, CONTACTE A:

GREGORY MONTES  
(512) 974-2629

NEIGHBORHOOD PLANNING & ZONING DEPARTMENT (EL DEPARTAMENTO DE PLANIFICACION)  
505 BARTON SPRINGS RD  
Austin, TX 78704

## PLANNING COMMISSION HEARING

DATE: May 12, 2009

TIME: 6:00 P.M.

LOCATION: City Hall, Rm. 1002, Council Chambers

301 W. 2nd Street, Austin

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DATE: May 21, 2009

TIME: 4:00 P.M.

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## PLANNING COMMISSION COMMENT FORM

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File # C14-2009-0040

Planning Commission Hearing Date: May 12, 2009

Name (please print) HECTOR M. BARRIENTOS

☒ I am in favor  
(Estoy de acuerdo)

Address 7610 CAMERON RD. #2007 ATX 78752

☐ I object  
(No estoy de acuerdo)

Comments I cannot attend the meetings. However, I think VMU buildings are a good idea.

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505 BARTON SPRINGS RD

Austin, TX 78704

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DATE: May 12, 2009

TIME: 6:00 P.M.

LOCATION: City Hall, Rm. 1002, Council Chambers  
301 W. 2nd Street, Austin

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DATE: May 21, 2009

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File # C14-2009-0040

Planning Commission Hearing Date: May 12, 2009

Name (please print) CELIA GUTARRA

Address 1438 CORONADO HILLS DR #126

Comments AUSTIN TEXAS 78752

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

## INFORMATION ON PUBLIC HEARINGS

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File # C14-2009-0040

Planning Commission Hearing Date: May 12, 2009

Name (please print) Henry & Jean Haney

Address 7505 Sevilla Dr.

Comments Leave zoning as it is.

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

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### INFORMACION TOCANTE LAS AUDIENCIAS PUBLICAS

EL DEPARTAMENTO DE PLANIFICACIÓN HA REGISTRADO UNA SOLICITUD PARA IMPLEMENTAR NUEVAS OPCIONES EN LAS REGULACIONES QUE GOBERNAN EL DESARROLLO DE ALGUNAS PROPIEDADES COMERCIALES. SEGÚN LOS REGLAMENTOS DE LA CIUDAD, TODOS LOS DUEÑOS DE PROPIEDADES, DOMICILIOS, Y ORGANIZACIONES VECINDARIAS UBICADOS DENTRO DE 500 PIES DE ESTAS PROPIEDADES COMERCIALES DEBERAN SER NOTIFICADOS.

ESTA SOLICITUD SE VA A PRESENTAR EN DOS AUDIENCIAS PÚBLICAS: PRIMERO ANTE LA COMISIÓN DE PLANIFICACIÓN, Y LUEGO ANTE EL CONSEJO DE LA CIUDAD, EN LAS FECHAS Y HORAS INDICADAS. EN LA PRIMERA AUDIENCIA PUBLICA CON LA COMISIÓN DE PLANIFICACIÓN, LA COMISIÓN EVALUA LA SOLICITUD Y HACE UNA RECOMENDACION SOBRE LA SOLICITUD AL CONCILIO DE LA CIUDAD. DESPUÉS, EN LA SEGUNDA AUDIENCIA PUBLICA, EL CONCILIO HACE LA DECISION FINAL DE ACEPTAR O NO ACEPTAR ESTA SOLICITUD.

SI USTED TIENE ALGUNA PREGUNTA SOBRE ESTA SOLICITUD, POR FAVOR COMUNIQUESE CON LA PERSONA INDICADA ABAJO. SI USTED DESEA EXPRESAR SU APOYO U OPOSICION A ESTA SOLICITUD, PUEDE HACERLO DE VARIAS MANERAS:

1. ASISTIENDO A LA AUDIENCIA DE LA COMISIÓN DE PLANIFICACIÓN, Y EXPRESANDO SU OPINION EN LA AUDIENCIA
2. POR ESCRITO, USANDO LA FORMA EN LA PAGINA ANTERIOR
3. POR CARTA (MANDARLA A LA PERSONA ABAJO)

NO SE REQUIERE QUE USTED ASISTA A ESTAS AUDIENCIAS, PERO SI ESTA PRESENTE, USTED TIENE LA OPORTUNIDAD DE COMENTAR A **FAVOR** O EN **CONTRA** DE LA SOLICITUD.

PARA MÁS INFORMACIÓN, CONTACTE A:

GREGORY MONTES

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NEIGHBORHOOD PLANNING & ZONING DEPARTMENT (EL DEPARTAMENTO DE PLANIFICACION)

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